



**SHREWSBURY CONSERVATION COMMISSION
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: May 15, 2007 – 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: John J. Ostrosky, Chairman
Robert P. Jacques, Vice-Chairman
Dorbert A. Thomas, Clerk
Patricia M. Banks
Kenneth F. Polito

Also Present: Brad Stone, Agent

Mr. Ostrosky opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Conservation Commission approved the Minutes as submitted as follows:

March 20, 2007 – approved as submitted by Mr. Ostrosky, Mr. Polito, and Mrs. Thomas
(Mrs. Banks and Mr. Jacques did not attend this meeting.)

April 17, 2007 – approved as submitted by the Commission
(Mrs. Thomas did not vote as she did not attend this meeting.)

2. Signed bills.

3. Meetings and Hearings – 7:05 P.M.

285-** Continued – Public Hearing regarding the Notice of Intent filed by M.R. Real Estate, Inc. for the construction of a single family house at 46 Everett Avenue**

Mr. Ostrosky said the developer and engineer have asked for a continuance; and the Commission voted to allow this continuance. Mr. Ostrosky continued the hearing to June 19, 2007.

285-1435 Public Hearing regarding the Notice of Intent filed by John Dillon for the construction of a 3-unit townhouse condominium with associated grading and utilities at 157 North Quinsigamond

Attending the hearing was John Grenier – the engineer from J.M. Grenier Associates, Inc.

Mr. Grenier listed the following:

- 1) widened existing access drive;
- 2) provided sufficient parking;
- 3) entire back is a full walk-out;
- 4) roof run-off will be piped into drywells;
- 5) wants to preserve as many trees as possible;
- 6) only other activity besides removal of retaining walls, within the wetland area, is connection to sewer that runs along the back of the property.

Mrs. Thomas asked the following:

- 1) Is the house size increased? Mr. Grenier said the roof area is going to increase by about 800 sq. ft.
- 2) Is the house closer to the lake? Mr. Grenier said it's a little bit further away.

Mrs. Banks asked if the new work was in front of the buffer? Mr. Grenier said it was for the most part.

Mr. Jacques asked regarding material balance on the property while doing the work, what they were doing with the fill; Mr. Grenier said some will be for grading, and they will be trucking the rest of it out.

Mr. Polito asked if a dock was a part of this plan; and Mr. Grenier said it was not, and the Condo Association can do this at a later time.

Mr. Ostrosky officially closed the hearing.

285-1434 Public Hearing regarding the Notice of Intent filed by Polito Development Corporation for the construction of a nine building industrial development located at 239 & 269 Cherry Street, and 609 & 615 Hartford Pike

Mr. Polito abstained from the hearing due to possible conflict of interest. Attending the hearing was Paula Thompson, PE – engineer from Waterman Design; and Alberto Hakim – from Waterman Design.

Ms. Thompson addressed the following:

- 1) showed that the wetland area is in the north corner of the site;
- 2) this site is 26 acres with four parcels, and 8 new buildings would be built;
- 3) the main access will be off Cherry Street.
- 4) described the Stormwater Management. She said the front of the property will drain towards Cherry Street and the rest of the site will drain to the back towards the wetlands.
- 5) for erosion control, they are proposing to use silt fences and haybales.
- 6) reviewed the phasing plan as submitted to the Commission in the filing – basically stating that the roadway would be done first and at that time put in drainage areas in the back; and then the buildings would be built as they get tenants;
- 7) reviewed some changes made from Engineering comments.
- 8) they will seed or pave any area that will stay open for more than 21 days.

Mr. Ostrosky officially closed the hearing.

285-1436 Public Hearing regarding the Notice of Intent filed by Joseph Grenier for the construction of a single family home at 550 South Street

Attending the hearing was Mr. Grenier – the engineer from J.M. Grenier Associates, Inc.

Mr. Grenier said the plan has been revised since the originally filing; and listed the following:

- 1) they have met with D.E.P.;
- 2) they are now proposing to put the house 20 feet away from resource area.
- 3) proposing 300 sq. ft. of replication;
- 4) propose to put trees along wetland line;
- 5) propose no use of salt or fertilizers;
- 6) raised elevation of pad up – only four feet of foundation in ground.

Mrs. Thomas and Mrs. Banks both expressed concern for the house being 20 feet away. Mr. Grenier commented that they met D.E.P.'s request to be 20 feet away.

Mr. Polito asked Mr. Grenier to get a brief history of the project; and Mr. Grenier did.

Barbara Noeth, 556 South Street, expressed her continued concern that this property has been flooding up to her property. Mr. Grenier discussed elevations as shown on the plan. In discussions with Ms. Noeth, Mr. Grenier said that the proposed house would be five feet off the property line.

Terry Cassanelli, 540 South Street, expressed concern of the drainage and water flow direction. Mr. Grenier said any of the run-off on the site is going to be taken care of on the site; and stated he felt run-off would be managed better after construction.

Linda Ladner, 515 South Street, submitted photos and explained the water flow direction.

Scott Ladner, 515 South Street, said regarding the septic system, he expressed concern that there is too much water and if the water flows in their direction of their property, they are concerned. Mr. Grenier said they hope to tie into a force main sewer line from a nearby subdivision.

Mr. Jacques asked about the flood plain; and Mr. Grenier said the property is not within the flood plain.

The Commission unanimously voted to deny this filing; with a couple of comments:

- 1) would have liked to look into the elevation of road and flooding;
- 2) they should have proposed putting down base coat for trucks to pass.

Mr. Ostrosky officially closed the hearing.

285-1437 Public Hearing regarding the Notice of Intent filed by Joseph and Gail Aslanian for the construction of a garage and addition at 285 Main Street

Attending the hearing were Joseph and Gail Aslanian – the homeowners; and Glenn Krevosky – from EBT Environmental.

Mr. Krevosky said they want to remove the existing addition in the back and wants to build a new addition with a driveway under. He said the proposed garage is what is within the 200-foot riparian zone and within the Commission's jurisdiction. He said this project has also been submitted to the Natural Heritage and Endangered Species Program.

Mr. Krevosky said there will be no tree removal from the Riverfront Area; and work will take place within existing lawn areas.

Mr. Krevosky said erosion control will be as shown on the plan using silt fences.

Mr. Ostrosky officially closed the hearing.

RDA Public Meeting regarding the Request for Determination of Applicability filed by Crescent Woods LLC to determine if any area is subject to the Wetlands Protection Act at 110 Crescent Street

Attending the hearing was John Rockwood – from EcoTech.

Mr. Rockwood said there is no wetland resource area on the property, but there is a drain easement going across the property.

Mr. Rockwood said they will use haybales for erosion control as an extra precaution.

Mr. Ostrosky officially closed the hearing. The Commission voted a negative determination.

285-1417 Continued – Public Hearing regarding the Notice of Intent filed by S.J. Turnblom Construction Corporation for the construction of a single family home at 199 Gulf Street

Attending the hearing were Steve Turnblom – the developer; and Glenn Krevosky – from EBT Environmental.

Mr. Krevosky said the Commission had asked for an outside opinion. He said an outside review was done by EcoTech; and they did agree.

Mr. Stone said he concurs with the flood study. He said he is still waiting for a stamped plan by surveyor stating flood information. He said an Order of Conditions could be issued with a condition for the plan.

Mr. Ostrosky officially closed the hearing.

285-1263 35 Bay View Drive
285-1282 Village at Orchard Meadows

5. Old Business (cont'd)

c. Discussed/Signed Certificates of Compliance

Mr. Stone recommended signing all of the Certificates except for Lot 4 Turtle Creek. He stated he wants to do a final inspection.

285-997 94 Lakeside Drive

285-1275 Lot 4 Turtle Creek Circle – *did not sign – allow Mr. Stone to do a final inspection*

285-1402 668 Grafton Street

6. Correspondence

The meeting adjourned at 9:15 P.M.

Respectfully Submitted,

Annette W. Rebovich